

C ONFIDENTIAL.To be treated as strictly confidential until
released for publication as follows:-MORNING PAPERS .. THURSDAY, 6th FEBRUARY, 1936.EVENING PAPERS .. THURSDAY, 6th FEBRUARY, 1936.CENSUS OF THE COMMONWEALTH OF AUSTRALIA - 30th JUNE, 1933.SUMMARY RELATING TO DWELLINGS IN THE STATE OF WESTERN AUSTRALIA.

The Commonwealth Statistician (Mr. E. T. McPhee) has made available Census Bulletin No. 21, containing a summary of the preliminary analysis of the particulars collected concerning Dwellings in the State of Western Australia at the Census of the 30th June, 1933.

The Bulletin shows in tabular form the summarized results relating to the number and classes of dwellings in urban and rural divisions and in the tropical and non-tropical areas of Western Australia. Occupied private dwellings are classified according to the materials of the outer walls; the number of rooms; number of inmates; number sleeping out; nature of occupancy; and the rent per week. In addition, particulars are published as to the number and average weekly rent of dwellings consisting of 3 to 6 rooms, with walls of wood, brick or stone, occupied by tenants in each Municipality and in each Road District in the metropolitan area of Western Australia.

AREA AND POPULATION: Since the 1921 Census the metropolitan area of Western Australia has been extended by 53 square miles, or 38.7 per cent., and now comprises 190 square miles. During the same period the population of the metropolitan division increased by 33.9 per cent., with the result that the density of population of the metropolis at the 30th June, 1933, was reduced to 1,090 persons per square mile, as compared with 1,132 persons at the previous Census. The density of population of the urban provincial section of Western Australia has increased during the intercensal period from 802 to 877 persons, and that of the rural area from 0.13 to 0.19 persons. The average for the whole State at the 1933 Census was 0.45 persons per square mile, as compared with 0.34 persons at the 1921 Census and 0.28 persons at the 1911 Census.

NUMBER OF DWELLINGS: At the 30th June, 1933, there were 107,867 dwellings in Western Australia including private houses, tenements, flats, hotels, boarding houses, hospitals, other institutions, and any structure used for the purpose of a dwelling. Of these, a total of 103,578 were occupied at the date of the Census and 4,029 were unoccupied; in addition, there were 260 in course of construction.

Since the previous Census the number of dwellings in Western Australia, including those being built, has increased by 30,756, or 39.9 per cent., which is a higher rate of increase than that of 31.9 per cent. for the population of the State. The number of dwellings in the metropolitan area increased by 16,788, or 51.5 per cent., to a total of 49,395; those in the provincial section by 716, or 7.3 per cent., to 10,483; and in the rural area by 13,252, or 38.1 per cent., to 47,989.

At the 30th June, 1933, the number of dwellings per square mile in the main divisions of Western Australia were metropolitan, 260 (238); provincial, 205 (184); and rural, 0.05 (0.04). The figures shown in parentheses are those at the previous Census.

The number of unoccupied dwellings increased by 755 to a total of 4,029, and represented 3.7 per cent. of the total dwellings in the State, as compared with 4.2 per cent. at the 1921 Census. On the other hand, the number of houses being built decreased by 29 to 260, and was equivalent to only 0.2 per cent. (0.4) of the total number of dwellings in Western Australia.

Particulars are shown in the Bulletin for the Tropical and Non-Tropical Areas of Western Australia separately. Only 993 or 0.9 per cent. of the dwellings in the State, and 5,328 persons, or 1.2 per cent. of the population, are located in the tropical section. The corresponding figures at the previous Census were 1.4 per cent. of dwellings and 1.7 per cent. of population. Since the 1921 Census the occupied dwellings in the tropics have decreased in number by 98 and the population by 363. The number of dwellings per square mile in the tropics was only one-sixtyfourth of that in the non-tropical section of the State.

CLASS OF DWELLING: As previously indicated, the dwellings in which the people are housed embrace several categories of buildings comprising private houses, tenements, flats, hotels, boarding houses, charitable institutions, etc. In the statistics which have been tabulated from the Census returns, and which are published in this Bulletin, information concerning the occupants of private dwellings has been separated and has been analysed in detail.

At the 1933 Census 100,441, or 97.0 per cent., of the total occupied dwellings in Western Australia were private dwellings, as compared with 70,185 or 95.4 per cent. at the previous Census. During the intercensal period the number of private dwellings in the State increased by 30,256, or 43 per cent.; those in the metropolitan area increased by 16,427, or 55 per cent.; the urban provincial by 1,025, or 12 per cent.; and in the rural area by 12,804, or 40 per cent.

Of the 100,441 private dwellings in Western Australia at the 30th June, 1933, 97,308 or 96.9 per cent. (98.3) were private houses, and 3,133 or 3.1 per cent. (1.7) were tenements or flats. The corresponding percentages for the 1921 Census are shown in parentheses. Since the previous Census the number of private houses in Western Australia increased by 28,310 or 41 per cent., and the tenements and flats by 1,946 or 164 per cent.

In the metropolitan area, the number of private houses increased in number by 14,476, or 50 per cent., and the tenements and flats by 1,951, or 359 per cent., as compared with an increase of 34 per cent. in the population and of 41 per cent. in the number of married persons in the same area during the same period of 12½ years. The large percentage of increase in the number of private houses and the even greater increase in the number of flats is particularly outstanding. 3.3 per cent. of the population of the metropolitan area of Western Australia were residing in tenements or flats at the 1933 Census, as compared with 1.2 per cent. at the 1921 Census.

Particulars are not yet available concerning the number of separate family units, or as to the conjugal condition of householders at the 1933 Census. At the previous Census, however, 77 per cent. of the householders were married, and 9 per cent. widowed. It is interesting to note that there were 103 dwellings for every 100 married couples and widowed persons at the 30th June, 1933, as compared with 104 dwellings in the year 1921.

Owing to the general financial depression and the high rate of unemployment during the years immediately preceding the Census, it may be assumed that a greater proportion of families were sharing houses at the 1933 Census than would be the case in normal times, but this influence would be counteracted to some extent by the fact that many of these families were recorded as separate units at the Census, and consequently that part of the house occupied by each family unit was regarded for Census purposes as a separate dwelling.

Since the 1921 Census, there has been a decrease of 4 per cent. in the number of boarding houses, and a decrease of 29 per cent. in the number of hotels in Western Australia.

Owing to the rapidly increasing number of tenements and flats, the particulars shown in the majority of the following tables in the Bulletin have been tabulated separately for Private Houses and for Tenements and Flats.

MATERIALS OF OUTER WALLS: Particulars concerning the materials of which the outer walls were built were supplied for 96,758 of the 97,308 private houses in Western Australia, and of these 39.7 per cent. were of wood; 32.0 per cent. brick; 11.4 per cent. iron; 6.6 per cent. were made of canvas, etc.; 4.4 per cent. stone; 2.2 per cent. sun-dried bricks; 2.0 per cent. fibro cement; 1.1 per cent. concrete; and 0.6 per cent. of other materials.

In the metropolitan area 59.3 per cent. of the private houses had walls of brick and 32.0 per cent. of wood. In the provincial division 47.9 per cent. were of wood, 23.5 per cent. of brick and 20.4 per cent. iron; whilst in the rural area 45.7 per cent. were of wood; 18.8 per cent. were of iron; and 13.7 per cent. were built of canvas.

Since the 1921 Census the number of brick dwellings in the State of Western Australia has increased by 12,472, representing an increase of 61 per cent.; nine-tenths (11,411) of these being erected in the metropolitan area. Wooden dwellings increased in number by 10,027, or 35 per cent. Iron dwellings increased by 2,258, or 25 per cent.; 2,129 of these were erected in the extra-metropolitan area, and 129 in the metropolitan area of the State. Fibro-cement dwellings increased in number by 1,851, or at the remarkably high rate of 1,351 per cent.; about three-fourths of this number being erected in the provincial and rural areas. Concrete houses increased by 954, or 644 per cent., about three-fourths being erected outside the metropolitan area, and dwellings in tents increased by 1,266, or 25 per cent.; the great majority of such structures being located in the rural areas.

NUMBER OF ROOMS: For Census purposes, the kitchen and any enclosed sleep-out, or portion of a verandah that was permanently enclosed, were included in the number of rooms in the dwelling, but the bathroom, pantry, store, or outhouse were not included unless generally used for sleeping. The average number of rooms for all private houses in Western Australia at the 30th June, 1933, was 4.44 per dwelling, and this average was greater than that of 4.24 rooms at the previous Census. The average for private houses in the metropolitan area increased from 4.70 to 4.92 rooms. In the provincial area the average increased from 4.54 to 4.63 rooms, and in the rural area the average increased from 3.72 to 3.91 rooms per dwelling.

The average number of rooms for all tenements or flats in the State is considerably less than that for private houses, and showed a substantial decline from 3.22 to 2.85 rooms, indicating a tendency towards even smaller flats. The reduction in the size of tenements and flats was general throughout all divisions of the State; the average for the metropolitan area falling from 3.19 to 2.95 rooms; the provincial section from 3.46 to 2.71 rooms; and in the rural area the decline was even greater from an average of 3.14 to 2.20 rooms.

The average number of rooms for all private dwellings combined, comprising private houses, tenements and flats, however, shows very little change from that of the previous Census.

Of the 96,028 private houses for which particulars concerning rooms were stated at the 1933 Census, 7.5 (8.7) per cent. consisted of one room only; 5.6 (5.8) per cent. of 2 rooms; 8.2 (11.5) per cent. of 3 rooms; 31.5 (33.1) per cent. of 4 rooms; 25.2 (23.1) per cent. of 5 rooms; 13.5 (10.8) per cent. of 6 rooms; 5.0 (3.8) per cent. of 7 rooms; 1.9 (1.6) per cent. of 8 rooms; and 1.6 (1.6) per cent. of more than 8 rooms. The corresponding figures for the 1921 Census are shown in parentheses.

It will be seen from the above figures that at the 1933 Census 70.2 per cent. of the private houses in Western Australia comprised 4, 5, or 6 rooms, and this percentage was slightly higher than that for the previous Census. During the intercensal period three-fourths of the new houses erected in the State consisted of 4, 5, or 6 rooms. The greatest percentage of increase, however, was shown for private houses of 7 rooms, 84 per cent.; followed by those of 6 rooms, 76 per cent.; 8 rooms, 73 per cent.; 9 rooms, 61, per cent.; and 5 rooms

5 rooms, 54 per cent.

It is of interest to note that the average number of rooms of all private houses in Western Australia (4.44) was lower than that for any other State of the Commonwealth.

Three-fourths of the tenements and flats in Western Australia consisted of 2, 3 or 4 rooms, and 83 per cent. of the increase in the number of these dwellings during the intercensal period consisted of from 2 to 4 rooms; the greatest proportional increase being for those of 2 rooms and 3 rooms in that order.

NUMBER OF INMATES: The percentage of increase in the number of dwellings in Western Australia since the 1921 Census has been greater than the rate of increase of the population, and it follows, therefore, that the average number of inmates per dwelling has decreased. The average number of inmates for all private houses in the State has decreased from 4.11 persons per dwelling at the previous Census to 3.95 at the 30th June, 1933, and this reduction has been fairly general throughout the urban areas of the State, but there has been little alteration in the rural area.

The average number of rooms per private house is higher than that for the previous Census, and, therefore, by taking both these factors into consideration it is found that the average number of inmates per room for all private houses in Western Australia has decreased from 0.97 to 0.90 persons per room. The greatest reduction has occurred in the metropolitan area, where the average per room was 0.84 at the 1933 Census, as compared with 0.95 at the 1921 Census. In accordance with previous experience, the average number of 0.98 persons per room in the rural area was greater than in the other sections of the State.

There has been a reduction also in the average number of inmates per room in tenements and flats from 1.05 to 0.97 for the State. This decrease, however, is found in the metropolitan area only, as the average for the provincial and rural areas is higher than that for the year 1921.

It would appear from the above figures that some improvement has taken place since the previous Census in the housing conditions in Western Australia in so far as the average number of inmates per room is concerned.

The average number of breadwinners in each occupied dwelling in Western Australia as at the 30th June, 1933, was as follows:- Males, 1.62; females, 0.44; total breadwinners, 2.06; as compared with 1.66; 0.36; and 2.02 respectively per dwelling at the previous Census. This shows a slight increase in the total number of breadwinners per dwelling. During the intercensal period, however, the average number of male breadwinners per occupied dwelling decreased by 2 per cent., but female breadwinners increased by 22 per cent.

PERSONS SLEEPING OUT: The 1933 Census was the first occasion on which this question was included on the Census Schedule. Considerable difficulty has been met previously when comparing the housing statistics of the several States of the Commonwealth, owing to the circumstance that the average number of inmates per room is not a reliable basis of comparison of the housing conditions between States, because of the wide divergence between the number of persons who sleep-out on verandahs, etc., in the several States.

The figures for Western Australia show that 7.0 per cent. of the occupants of private dwellings regularly sleep-out on unenclosed verandahs, etc. This percentage is very similar to that for Queensland (7.6 per cent.), and is much higher than New South Wales (4.9 per cent.), Victoria (2.7 per cent.), and South Australia (2.5 per cent.) These figures do not include those occupying permanently enclosed sleep-outs who are regarded for Census purposes as inmates of rooms.

NATURE OF OCCUPANCY: It is not possible to ascertain from the previous Census the nature of occupancy of private houses separately from tenements and flats. At the 1933 Census 47.3 per cent. of the private houses for which particulars were supplied were occupied by owners; 14.5 per cent. by purchasers by instalments; and 33.3 per cent. by tenants.

In the metropolitan area 59 per cent. of the occupants of private houses were owners or purchasers by instalments, as compared with 53 per cent. in the provincial area, and 67 per cent. in the rural area. In the latter area, however, the ownership of the house is associated with the ownership of the land acquired as a means of livelihood.

91 per cent. of the tenements and flats were occupied by tenants. The figures for all private dwellings, including tenements and flats show that at the 1933 Census 46.1 per cent. of the dwellings were occupied by owners, and 14.1 per cent. were in process of purchase by instalments, as compared with 47.5 per cent. and 12.9 per cent. respectively at the 1921 Census, showing that 60.2 per cent. of the private dwellings were occupied by owners or by those acquiring ownership. This is practically the same percentage as at the previous Census.

RENT PER WEEK: The information which has been tabulated concerning rents is restricted to the rental paid per week for private dwellings occupied by tenants. The particulars required concerning rent were supplied for 86 per cent. of the 31,398 private houses and for 91 per cent. of the 2,725 tenements and flats in Western Australia. For 20.9 per cent. of the private houses the rent was less than 10/- per week; for 48.5 per cent. between 10/- and £1 per week; 25.8 per cent. between £1 and £1.10.0 per week; and for 4.8 per cent. over £1.10.0 per week. Five-sixths of the houses with rents of less than 10/- per week were located outside the metropolitan area.

The average rent paid for private houses was 18/8 per week in the metropolitan area, 15/8 in the provincial section, and 9/4 in the rural area; the average for the State being 15/7 per week.

The average rent of tenements and flats in the metropolitan area was 18/6 per week or practically the same as that paid for private houses in the same area. For 26.3 per cent. of the tenements and flats a rent of less than 10/- per week was paid, and this percentage was greater than for private houses. The 41.7 per cent. between 10/- and £1 per week was considerably less than the proportion of private houses in this group; and the percentage of 17.3 between £1 and £1.10.0 per week was also less than for private houses; but the 14.7 per cent. of tenements and flats with rent exceeding £1.10.0 per week was three times the percentage for private houses in this rental group.

A comparison of the average rents at the 1933 Census with those at the previous Census is only possible for all private dwellings and not for private houses separately from tenements and flats. The average rent of 18/7 per week for all private dwellings in the metropolitan area at the 30th June, 1933, was 5 per cent. higher than that for the previous Census; the average of 15/8 in the provincial area was 21 per cent. higher; and the average of 9/4 in the rural area was 12 per cent. higher; while that of 15/9 per week for the whole State was 13 per cent. higher than for the 1921 Census.

During the intercensal period particulars are collected regularly by the Commonwealth Statistician from house agents in certain cities and towns throughout the Commonwealth showing the rents as at the middle of each quarter. A comparison of these figures for the first quarter of the year 1921 with the second quarter of 1933 shows the same trend in average rents as was obtained from the Census figures. The peak period of high rents during the intercensal period occurred in the first quarter of the year 1930, when the average for the metropolitan area of Western Australia was 34 per cent. higher than for the first

quarter of the year 1921, but since that peak year the average has fallen by 15 per cent. to the 1933 figure.

Since the 1921 Census, the private dwellings in Western Australia in the under 10/- per week rental group increased in number by 3.7 per cent.; those between 10/- and £1 increased by 28 per cent.; between £1.0.0 and £1.10.0 increased by 91 per cent.; between £1.10.0 and £2.0.0 increased by 78 per cent.; between £2.0.0 and £2.10.0 increased by 70 per cent.; and those over £2.10.0 per week increased by 18 per cent.

PRIVATE DWELLINGS OF 3 TO 6 ROOMS: A special inquiry has been made concerning private houses of 3 to 6 rooms with walls of wood or of brick or stone. As previously indicated, 78 per cent. of the private houses in Western Australia consisted of 3 to 6 rooms.

Since the 1921 Census the number of houses of 3 to 6 rooms in Western Australia has increased by 41 per cent. to a total of 75,288. Particulars as to rent are summarized for 23,243 houses of wood, brick or stone which were occupied by tenants, and of this number 45.8 per cent. had walls of wood and 54.2 per cent. of brick or stone, as compared with 44.0 per cent. and 56.0 per cent. respectively at the previous Census; showing a greater proportional increase in the number of wooden houses during the intercensal period.

At the 1933 Census there was a greater proportion of wooden houses of 4, 5 and 6 rooms in this rented group, and a smaller proportion for those of 3 rooms than at the 1921 Census. The relative increases for houses of wood, brick or stone of 3, 4, 5 and 6 rooms during the intercensal period were 12, 49, 50 and 60 per cent. respectively. The proportional increase of houses of 6 rooms was even higher in the metropolitan area. The average rent of 16/4 per week for all private houses, 3 to 6 rooms, of wood, brick or stone in Western Australia at the 1933 Census was 11 per cent. higher than at the previous Census.

A very interesting comparison with respect to rent is that based on the average weekly rent per room. At the 1933 Census the average rent per room for wooden houses in the metropolitan area of Western Australia was 3/3 per week, as compared with 3/2 per week at the 1921 Census. The average of 4/4 per room for brick houses was also slightly higher than the rent of 4/1 at the previous Census.

In the urban provincial section of the State the average rent of 3/6 per room for wooden houses was much higher than the 1921 Census figure of 2/9 per week, and the rent of 3/8 per room for brick houses was higher in comparison with the previous figure of 3/1 per room. The average rent per room in the rural area showed increases from 2/- to 2/4 per week for wooden houses, and from 2/8 to 2/10 per week for those of brick.

NUMBER OF PRIVATE DWELLINGS OF 3 TO 6 ROOMS IN EACH LOCAL GOVERNMENT AREA: Particulars are also published in the Bulletin showing the number of private houses of 3 to 6 rooms with walls of wood, brick or stone occupied by tenants in each Municipality and Road District in the metropolitan area of Western Australia as at the 30th June, 1933, also the average weekly rent paid for such dwellings. The relative numbers of wooden houses and houses of brick or stone, and also the weekly rentals, differ widely among the Local Government Areas throughout the State.

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